

Independence Avenue Community Improvement District

Board of Directors

Regular Meeting

July 9, 2015

A regular meeting of the Board of Directors of the Independence Avenue Community Improvement District (CID) was held at the office of Central Bank of Kansas City on Thursday, July 9, 2015. All of the directors having duly received notice of the time, place and purpose of the meeting and consenting to the transaction of any and all business which may come before the meeting, in accordance with the bylaws of the corporation.

Present: Bobbi Baker- NECC
Charlie Passantino - Passantino Bros Funeral Home
Jon Henderson – UMB
Dr. Elaine Joslyn – Neighborhood Family Care
Joe Mika – Mika Properties

Not Present: Bill Dana – Central Bank of Kansas City

Also present were Rebecca Koop, Corrine Wilson, and Brett Shoffner.

Bobbi Baker called the meeting to order.

The board reviewed the minutes of the April 9, 2015 meeting. **Upon a motion by Mr. Henderson, seconded by Mr. Passantino, the minutes were approved without corrections.**

The financial reports containing the Profit and Loss Statement for the May through June 2015 were distributed and reviewed by the board. **Upon a motion by Dr. Joslyn, seconded by Mr. Mika, the financial reports and budget were unanimously approved.**

Ms. Baker provided an update on the cameras provided from LISC camera grant. The cameras have been placed at two hot spots: Bales and Independence Ave. and Benton and Independence Avenue

Ms. Baker requested that the CID special assessment of \$300 would be would stay fixed and be discussed again the following year. **Upon a motion Dr. Joslyn, seconded by Mr. Henderson, the board unanimously approved review special assessment until the following year.**

Action items were reviewed. An added \$50,000 to the budget for S.I.R. was resolved. The authorization of the Chairman of the Board to act as District Manager. Chairman will recuse from all matters pertaining to the managing agency, NEKC Chamber of Commerce. An increase of CID Admin fee from 15% to 18% of proceeds was resolved. The acceptance of the 2016 budget was resolved.

Mr. Shoffner introduced himself and presented to the board the Land Use Plan. Mr. Shoffner provided an update on his assessment of the infrastructure of Independence Avenue. He stated that the plan moving forward will be to rehabilitate existing lots and developing alleyways behind storefronts on Independence Avenue into pedestrian zones. Discussion ensued with several points being recognized, i.e., the future placement of dawdlers and dumpers and the need for additional parking in the community.

Recent and future presentations of PIAC requests for Peace Plaza were reviewed by the board. Request is due August 31, 2015. HNE has entered into a Licensing agreement with the City to take possession of property for 5 years at \$1.00 per year. Ms. Baker stated that the Northeast Kansas City of Commerce 21st Birthday Celebration aided in raising funds for future art piece for the Peace Plaza.

Ms. Baker provided an update on the S.I.R. Storefront Improvement Rebate. Ms. Baker stated that there is funding to aid in the project. Ms. Baker stated that safety and security inspections are needed for businesses that have been approved for S.I.R. and that suggestions can only be recommendations. Ms. Baker stated that out of the 85 businesses visited, 7 have been approved and are participating in S.I.R. Discussion ensued with several points being recognized, i.e., an expectation of more businesses participating in S.I.R. Ms. Baker stated that S.I.R. would be has improved comradery between CID and the community business owners and that future Four Corners and 1st Saturday events would be promoted to increase of business to the community.

Mr. Mika requested that the system of voting be reviewed to prevent unrecalled votes. Ms. Baker stated that the voting system would be reviewed.

Ms. Baker provided an update on Safety and Security class would be given July 14, 2015 with the presence of the attorney of the board to impart insight to legal opportunities regarding dawdlers on Independence Avenue. KCATA will also be present to give further insight. Discussion ensued with several points recognized, i.e., street vendors being informed of the necessary licenses for the continuation of street vending as well as the issue being enforced. Ms. Baker requested two off-duty officer be provided on the Avenue using legal expenses. **Upon a motion by Dr. Joslyn, seconded by Mr. Henderson, the board approved going forward with using legal expenses to provide two off-duty officers for Independence Avenue.**

In other business, Dr. Joslyn requests to buy more property. Mr. Passantino agrees with requests in buying property that serve in the best interest of the goals of the board for the CID. Discussion ensues with several points recognized, i.e., the need for responsible tenants to manage property and the importance of space for parking. Mr. Passantino states that buying Mi Mecado property could be a possibility and a great opportunity. Ms. Baker states that Space Bank is not providing suitable space for CID equipment.

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Mr. Mika requests the review of buying 2 to 4 commercial snow blowers for the use on Independence Avenue. Henderson requests that the issue be revisited during the next board meeting.

Upon a motion by Mr. Passantino, seconded by Mr. Henderson, the meeting was adjourned.

Corrine Wilson

Intern for Indep. Ave. CID

University of Missouri-Kansas City